

Planning and Zoning Commission
Regular Meeting
Tuesday, January 25, 2022
7:00 P.M.
Preston Plains Middle School Cafeteria

1. Call to Order

Richard Chalifoux called the meeting to order at 7:00 P.M.

2. Roll Call

Members

Art Moran, Jr. – Chairman - excused
Richard Chalifoux – Vice Chairman
Zach Turner
Denise Beale - absent
Charles Raymond
Doreen Rankin -absent
Mike Sinko

Alternates

Nate Koniacko - excused
Fred Eddy - seated for Doreen Rankin
Terri Eickel - arrived at 7:08 seated for Denise Beale

Kathy Warzecha – Town Planner
Kimberly Lang – Recorder

Also present:

9 members of the public

3. Determination of Quorum

4. Election of Officers

Mike Sinko motioned to table the election of officers until such time as a full commission is present. Charles Raymond seconded the motion. The motion was carried unanimously.

5. Approval of the Minutes

a. Regular Meeting Minutes for Dec. 28, 2021

Mike Sinko motioned to approve the Dec. 28, 2021 Regular Meeting Minutes as presented. Charles Raymond seconded the motion. The motion was carried unanimously.

b. Special Workshop Minutes for Jan. 11, 2022

Charles Raymond motioned to approve the Jan. 11, 2022 Special Workshop Minutes as presented. Mike Sinko seconded the motion. The motion was carried unanimously.

6. Communications

- a. SCCOG Short Term Rental Regulation in Connecticut prepared by Justin LaFountain, Sept. 2019 (updated Dec. 2021)
- b. SCCOG Public Act 21-1 and “Navigable Waterways” prepared by Samuel Alexander, Dec. 2021, including Public Act 21-29 Modifications to C.G.S. Section 8-2.
- c. Land Use Training Guidelines Overview regarding Section 9 of Public Act 21-29 that includes new requirements for training guidelines and reporting on training compliance.
- d. Letter dated Jan. 18, 2022 from Heller, Heller, & McCoy to Kathy Warzecha, Town Planner, regarding granting an extension for 35 days of the period to schedule a hearing and postponement of Blue Camp CT, LLC public hearing on January 25, 2022.
- e. Zoning Bulletin, Dec. 10, 2021

7. Extension

- a. Letter dated Jan. 18, 2022 from Heller, Heller, & McCoy to Kathy Warzecha, Town Planner, regarding granting an extension for 35 days of the period to schedule a hearing and postponement of Blue Camp CT, LLC public hearing on January 25, 2022.

Mike Sinko motioned to approve the 35-day extension for Blue Camp CT, LLC per applicant’s request. Fred Eddy seconded the motion. The motion was carried unanimously.

Mike Sinko motioned to reschedule the Public Hearing for Blue Camp CT, LLC on Wednesday, February 23, 2022. Fred Eddy seconded the motion. The motion was carried unanimously.

8. Public Hearing - None

9. Old Business

Special Exception

- a. **Special Exception Application #2021-03**, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455, & 495 Route 2; Comprehensive luxury recreational campground.

Site Plan

- a. **Site Plan Application #2021-03**, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455, & 495 Route 2; Comprehensive luxury recreational campground.

These two items are tabled until the February 23, 2022 Regular Meeting at which time it is expected that an updated plan of their proposal will be presented to the Commission.

Zoning Permit

- a. **Zoning Permit Application #2021-06**, Amanda Migliaccio, Applicant and Taylor Woodmansee, Owner for property located at 57 Krug Road; Accessory Building as kitchen for baked goods.

Kathy Warzecha updated the Commission on the status of the application. She informed them that the well and septic was acceptable to the Uncas Health District and that an email was sent stating such. Kathy Warzecha also reviewed the following aspects of the application:

- The garage is 529 square feet
- The original house is 1660 square feet
- There is adequate parking
- Most of the business will be delivered with some customer pick up
- Small sign at the end of the driveway

Kathy Warzecha concluded that the square footage meets regulation requirements and that Uncas Health has deemed the water supply and the sewage capacity adequate to meet the needs of the application.

Mike Sinko motioned to approve Zoning Permit Application #2021-06, Amanda Migliaccio, Applicant and Taylor Woodmansee, Owner for property located at 57 Krug Road; Accessory Building as kitchen for baked goods. Charles Raymond seconded the motion. The motion was carried unanimously.

10. New Business - None

11. Other Matters

- a. Extension – the Commission amended the agenda to add a 90-day extension for filing Mylar in the Town Clerk’s office for Site Plan #2021-01, Kenneth Zachem, Applicant/Owner for property located at 356 Route 2; Retail package store and Restaurant including parking.

Mike Sinko motioned to approve a 90-day extension for filing Mylar in the Town Clerk’s office for Site Plan #2021-01, Kenneth Zachem, Applicant/Owner for property located at 356 Route 2;

Retail package store and Restaurant including parking. Zach Turner seconded the motion. The motion was carried unanimously.

b. Cannabis Follow-up

There was a brief discussion of the shared presented regulations and how best to proceed at this time. It was stated that the cannabis regulations should mimic the liquor laws. Kathy Warzecha stated that for the most part, however, there are a few areas that the Commission needs to fill in information. With other applications pending and looking at the upcoming Hearings it was discussed that perhaps the best course of action would be to extend the moratorium to give this the attention it deserves.

Fred Eddy motioned to schedule a Public Hearing on Wednesday February 23, 2022 to extend the Cannabis Moratorium for an additional six-month period. Mike Sinko seconded the motion. The motion was carried unanimously.

c. Affordable Housing Plan

Kathy Warzecha shared an Affordable Housing Plan presentation packet dated Jan. 25, 2022 prepared by Carly Holzschuh of SCCOG. She shared a brief history of Affordable Housing; it was first started to address adequate housing for the working force. The Affordable Housing Act was first introduced in 1998 and then in 2017 the state required that all towns have an Affordable Housing Plan. The results of a survey show that Preston residents are in favor of affordable housing for elderly/disabled, first time buyers, and CHFA and USDA mortgages. The regulations as they are written now wholly support Affordable Housing except for cluster development. One difficulty for the development of affordable housing is that there is no public water and sewer systems; Preston lacks the infrastructure that developers would need thus it is hard to attract large affordable housing projects.

d. 2022-2023 Planning and Zoning Budget

Kathy Warzecha shared a proposed PZC budget to submit to the Board of Selectmen. There was a brief discussion on the Town Planner's additional hours and if that would be enough of an increase with the POCD work to be done in the coming year. It was decided that the Chairman would write a letter supporting the 2-hour increase to the Board of Selectmen.

Charles Raymond motioned to approve the 2022-2023 budget of \$11,252 with an additional \$5,000 for the POCD. Terri Eickel seconded the motion. The motion was carried unanimously.

12. Public Comment - There was none.

13. Adjournment

Fred Eddy motioned to adjourn the meeting at 7:55 P.M. Mike Sinko seconded the motion. The motion was carried unanimously.

Respectfully submitted,

Kimberly Lang

Kimberly Lang

RECORDER